



CITY OF OAKLEY
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May 4, 2009

Ms. Cathy E. Creswell
Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
Sacramento, CA 95811-6942

RE: City of Oakley Housing Element Annual Progress Report

Dear Ms. Creswell:

The City of Oakley is pleased to submit the 2008 Annual Progress Report on the Implementation of the Housing Element. You will find the 2008 Annual Progress Report and City Council Resolution 66-09 attached.

If you have any questions, please contact Joshua McMurray, Senior Planner at (925) 625-7004.

Sincerely,

Rebecca Willis
Community Development Director

HOUSING POLICY
DEVELOPMENT, HCD

MAY 08 2009

Enclosure

CITY OF OAKLEY

CITY COUNCIL

RESOLUTION NO. 66-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT FOR THE CITY OF OAKLEY

WHEREAS, in November 1998, the voters approved the incorporation of the City of Oakley, to be effective July 1, 1999; and

WHEREAS, on July 1, 1999, the City of Oakley was incorporated; and

WHEREAS, after incorporation, the City adopted the Contra Costa County General Plan for the Oakley Area as its General Plan, the County's subdivision ordinance as its subdivision Ordinance, and the County's zoning ordinance as its zoning ordinance (Ordinance Nos. 1-99, 17-99, 22-99). Since that time, the City has prepared its own General Plan, as required by Government Code Section 65360; and

WHEREAS, in December 2002, the Oakley City Council adopted the Oakley 2020 General Plan; and

WHEREAS, as part of the General Plan the City developed a Housing Element, which was certified by The State Department of Housing and Community Development (HCD) in 2005; and

WHEREAS, the City is required to provide housing opportunities for all income groups. HCD reviews the Housing Element portion of the General Plan, and requires an Annual Progress Report on the Implementation of the Housing Element; and

NOW, THEREFORE, on the basis of the above findings of fact and the entire Record, the City Council makes the following additional findings in support of the approvals:

1. The City has completed an Annual Progress Report (Attachment 1), which outlines the progress the City has made on the goals and policies outlined in the Housing Element:
 - a. The City shall meet the State Department of Housing and Community Development Department (HCD) requirements to ensure the City is providing adequate housing types for all income groups.

- b. Compliance with HCD requirements will provide for orderly, well balanced growth within the City.

The foregoing resolution was introduced at a regular meeting of the Council of the City of Oakley held on the 14th day of April 2009, by Councilmember Anderson, who moved its adoption, which motion being duly seconded by Councilmember Frazier, was upon voice vote carried and the resolution adopted by the following votes:

AYES: Anderson, Connelley, Frazier, Rios, Romick

NOES: None

ABSTENTIONS: None

ABSENT: None

APPROVED:



Carol Rios, Mayor

ATTEST:



Nancy Ottenblad, City Clerk

**Annual States Report
On Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and status in its implementation (the "Status Report"). Only charter cities are exempt from the requirements to prepare Status Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual status report as one of its goals and objectives on their most recent element. A copy of this Status Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: **City of Oakley**

Address: **3231 Main Street
Oakley, CA 94561**

Contact: **Rebecca Willis, Community Development Director**

Phone: **(925) 625-7000**

Report Period: **January 1, 2008 to December 31, 2008**

A. Status in meeting Regional Housing Need.

2008 RHNA – New Construction Need

Income Category	Dwelling Units		
	2007-2014 RHNA Need	Construction Achievements	Adjusted RHNA Need
Extremely-Low	110	12	98
Very-Low	109	144	(35)
Low	120	162	(42)
Moderate	88	68	20
Above-Moderate	348	328	20
Total	775	714	61

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

Housing Programs

Program	Timing	Status
As a new City, much of the new General Plan land use designations are not consistent with the current Zoning Ordinance, which is based on Contra Costa County land use designations. Approximately 2,240 acres will need to be rezoned in order to establish consistency between the City's new General Plan residential land uses and the City's updated Zoning Ordinance. Rezoning these lands to designations appropriate for residential development shall occur no later than September 2005.	No later than September 2005.	16.29 acres were rezoned P-1 Planned Development to P-1 Multifamily May 8, 1006. The City has initiated a citywide rezone to establish constancy between the general plan land use designations and the zoning map.
Designate residential sites to provide consistency with the City's identified housing needs, and anticipate future housing need through the rezoning and annexation pre-zoning processes. In January 2005 the City identified five sites (see Appendix D) comprising a minimum of 16 acres in which they will target for upzoning to the multifamily high land use category. The re-zone process will be completed by September 2005	Complete the rezoning process no later than September 30, 2005.	4.9 acres have been rezoned from light industrial to multifamily high density on October 10, 2005. 16.29 acres were rezoned from light industrial and commercial to multifamily high density on May 8, 2006.
To meet the projected regional share remaining need for 149 for low and very low income, an affordable housing overlay (AHO) will be <i>Oakley 2020 General Plan Page 10-43</i> incorporated into the new Oakley Zoning Ordinance in March 2005. Upon the rezone of multifamily sites identified in Appendix D and expansion of future multifamily sites, the overlay will increase by right density allowed on sites zoned multifamily high within the City limits to 24 du/acre for affordable housing in which five percent of total units are affordable to very-low income families. The application of the AHO will apply to all sites zoned Multifamily High and 24 units per acre will represent the density used to comply with State Density Bonus Law.	To be included in the Oakley Zoning Ordinance by April 2005.	Adopted October 2005. Effective November 24, 2005.

Program	Timing	Status
Update financing and phasing plans to provide infrastructure improvements necessary to support affordable housing.	No later than June 2004.	The Redevelopment 20 percent Set Aside account is dedicated to these uses per the adopted amended Redevelopment Plan October 2005.
Maintain an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. Encourage the build out of underutilized land by providing potential developers with technical assistance, and information on financial incentives.	Quarterly, Ongoing.	Active Program.
Encourage development serving targeted needs, such as condominium/townhouses affordable housing, and senior housing, to increase the stock of affordable housing by providing information through brochures and the City's web site on vacant sites for housing development, City incentives for the development of affordable housing, and possible funding sources.	Ongoing, starting March 2005.	<p>October 11, 2006 the Planning Division approved phase 1 of the project, which consisted of 54 affordable senior units and 154 affordable family units. Phases 2 and 3 were approved on March 1, 2007 with each phase consisting of a 54 unit affordable senior complex. Phases 4 and 5 was approved on February 29, 2008, consisting of a 44-unit senior and 44-unit family apartment building.</p> <p>The website information is on the "Redevelopment" web page.</p>
Optimize Multifamily opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service; (b) proximity to commercial and social services; (c) parcel size and configuration which enhances the feasibility of development; (d) lack of physical constraints (noise, wetlands, etc.); (e) provision for a variety of housing types and affordable housing opportunities; and (f) other criteria deemed appropriate including integration of multifamily units within the larger adjacent neighborhood by identifying parcels that meet these criteria and making a list of these sites available to the public. Apply these criteria to evaluate rezoning proposals involving multifamily development.	Ongoing.	A total of 17.81 have been rezoned to accommodate multi-family high density residential development. The project site is within close proximity to services, shopping, and public transportation. Neighborhood commercial and retail services are located within close proximity to the project site. Bus routes are located within walking distance at Highway 4 and Big break Rd and Highway 4 and Empire Avenue. The project design encouraged the construction of housing affordable to very low, and low income households consistent with the City's identified housing needs.

Program	Timing	Status
Encourage high-density residential development along corridors where regular transit service either exists or is anticipated by offering City incentives such as reduced parking standards, reduced setback requirements and/or density bonuses.	Ongoing.	<p>Affordable Housing Overlay Zone was adopted in October 2005.</p> <p>A total of 404 affordable family and senior units have been built and permitted on a 17.81-acre site.</p>
Encourage efforts for provision of affordable housing through multifamily housing, senior developments, farmworker housing, town homes/condominiums, duplexes and other housing types, the affordable housing overlay, infill development appropriate to the neighborhood, and reduced setback projects that incorporate units affordable to very low and low income households or, for senior developments, that incorporate units affordable to low and moderate income households. The City will provide information concerning the City's incentives and funding sources for the development of affordable housing and provide this information at the City Planning and Building Departments and the City web site.	Ongoing. Incentives and funding information will be made available by July 2005.	<p>Adopted Affordable housing Overlay Zone October 2005. Information is available within the Zoning Ordinance. A policy to allow a density bonus for the construction of very low affordable housing units was also adopted in October 2005.</p> <p>Information concerning the City's incentives and affordable housing development funding sources are available at both the Planning and Building Departments and the City web site on the "Redevelopment" web page.</p>
Encourage affordable housing development through direct financial assistance (e.g., redevelopment, CDBG, HOME funds, regulatory incentives (e.g., density bonuses) and land write-downs, such as the City purchasing land and selling it to an affordable housing developer at a lower price, to the extent financially feasible.	Ongoing.	<p>The Agency is currently in a pool for CDBG and Home Funds, so the Agency does not currently have access to these funds. It is a competitive program.</p> <p>The Redevelopment Agency has funded or maintained the following housing programs that address targeted needs including affordable housing, senior housing and housing for persons with disabilities:</p> <ul style="list-style-type: none"> ▪ Summer Creek Place (80 senior units) ▪ Courtyards at Cypress Grove (96 multifamily units) \$2.7 million in project funding from the Redevelopment Agency ▪ Silver Oaks (23 units for persons with disabilities) -

		<p>also used HOME funds</p> <ul style="list-style-type: none"> ▪ Golden Oaks (50 multifamily units) ▪ Marsh Creek (45 owner-occupied units) ▪ Norcross Habitat (3 multifamily units) ▪ First Time Homebuyer (6 units) ▪ Sundance (13 units) ▪ Oakley Apartments (208 senior units) - also used County Redevelopment Agency funds ▪ Corporation for Better Housing (162 senior units, 154 multifamily units) - \$3.2 million in Redevelopment Agency funds.
Prepare and adopt multifamily residential design guidelines	No Later than December 2005.	Multi-family design guidelines are in the process of being developed.
The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through Proposition 46.	Apply for the 2005 Workforce housing grant in March 2006, after issuing the building permits for the Cypress Grove Family Apartments.	Application submitted March 2006. HCD awarded the City \$314,717 to rehabilitate Oakley Elementary School Park.

Program	Timing	Status
Continue to implement the provisions of the City of Oakley's Inclusionary Ordinance within the Redevelopment Area. Monitor the success of the program on an annual basis.	Ongoing; report to the Development Agency board annually in July.	The City of Oakley Redevelopment Area implements the Inclusionary Ordinance. The city is continually monitoring the success of the program.
Continue to implement the City's density bonus ordinance that offers increased discretionary density and/or an additional incentive to affordable housing developments that provide affordable units and to provide relaxed development standards or setback requirements for mixed-use developments (commercial or office uses must be on same site as housing) providing an affordable housing component. Update the City's existing density bonus ordinance to include the provisions of SB 1818 (Chapter 928, Statutes of 2004).	Update with the new Oakley Zoning Ordinance; Ongoing.	Oakley Zoning Ordinance Adopted October 2005.
Make City Redevelopment Agency funds will be available for affordable housing activities including funds for low to moderate-income housing programs including financing, infrastructure improvements, land acquisition, and construction.	Ongoing. Specific assignment of Housing Funds to the four redevelopment Agency Housing Fund programs will be accomplished by July 2009.	Active Program. City RDA funds have been available for rehabilitation loans, grant programs, and moderate income program of 45 homes. The RDA responds to community needs first.
Pursue sources of predevelopment financing through available federal, state, local, and private sources, to assist affordable or special needs housing development being carried out by qualified nonprofit housing corporations. The City will contact the California Department of Housing and Community Development annually to determine the deadline dates for the various funding programs.	Ongoing. Annually, the City will contact the Department of Housing and Community Development to determine the application deadlines for the various funding sources.	Active Program.
Issue Notice of Funding Availability (NOFA) identifying the financial assistance programs listed in Program 10.2.H acquired by the City and create streamlined development assistance programs in order to provide public, competitive funding processes for affordable housing funding resources available through the City.	Ongoing. The NOFAs will be released within 30 days, after the various financing programs are procured by the City.	Active Program.

Program	Timing	Status
Adopt a program of regulatory and financial incentives for affordable housing.	Ongoing. Program for regulatory and financial incentives will be adopted by July 2005.	Housing Policy Regulations adopted October 2005.
Support homeownership programs carried out by nonprofit housing corporations through provision of land, financial assistance, and/or technical assistance.	Ongoing. Provide financial assistance to nonprofit housing corporations by July 2005.	Active Program.
Partner in the various local first-time homebuyer programs or identify first time homebuyer programs that can be provided by the City. Disseminate information about the available City administered first-time homebuyer programs. An informational brochure will be developed to provide program information. This brochure will be provided at City offices, library and the City web site and to real estate agencies in the City.	By July 2006.	Although the City does not have a FTHB program, the city is assisting nine households in the previously administered FTHB program, which the City took over from the County. The program is funded through the HCD BEGIN program and administered by Habitat for Humanity. Therefore, a brochure will not be developed.
Require that all affordable housing development subsidized by the City or required by the City contain provisions that assure long-term affordability mechanisms.	Ongoing.	All high density developments to date have been financially subsidized by the Redevelopment Agency and have affordability mechanisms in place.
Maintain affordability for intended period of time through well-written contracts and/or deed restrictions and ongoing monitoring for compliance.	Ongoing.	Active Program.
Develop a program that would require housing developers (both single family and multifamily) to build a minimum percentage of units that meet Title 24, Tier II or Tier III energy standards.	Ongoing.	Active Program.
Review regulations to ensure that supportive housing and other group living situations with more than six beds are able to be located subject to reasonable local regulations.	Review and update, if necessary, of regulation will be completed by July 2006.	The City is currently in the process of reviewing the regulations for supportive housing and other group living situations.
Allow flexibility in development standards such as smaller unit sizes and parking reduction for senior projects.	Ongoing.	Active Program.

Program	Timing	Status
Work with Contra Costa County to assess homeless needs and address homelessness that may occur by implementing the goals and priorities addressed in the Contra Costa Homeless Continuum of Care Plan and participating on the 2006 plan update.	Ongoing, participated in the 2006 Plan update.	Active Program.
Contact homeless service providers to determine the number of displaced and homeless persons who are or have been residents of Oakley. Prepare a comprehensive report with recommendations for submittal to the City Council.	December 2005	Contact is in progress. The Zoning Ordinance identifies reduced restrictions in support of homeless service providers.
Participate in the planning and locating of emergency shelter facilities proposed within Oakley for the homeless population, including alcohol and drug recovery programs operated by Contra Costa Health Services and non-profit services providers through CDBG and ESG funds provided through available grants. The City will encourage and facilitate the development of homeless and transitional shelters by processing a Land Use Permit consistent with State law for applications in areas designated multifamily zones amending the Zoning Ordinance to allow emergency and/or transitional shelters as a permitted use in these areas.	Ongoing, to be incorporated in the Oakley Zoning Ordinance by March 2005.	Zoning Ordinance adopted October 2005. No emergency shelters and/or transitional shelter facilities have been proposed.
Support the creation and operation of transitional housing programs operated by Contra Costa Housing Authority and other non-profit housing groups by facilitating the development of housing for persons in need of emergency and/or transitional shelters by offering incentives such as financing where appropriate, fee deferrals, fee waivers, and fast tracking.	Ongoing.	Active Program.
Develop and distribute housing resource materials, including location of existing and planned affordable housing and housing assistance programs.	Ongoing.	The City website has the following information: where existing affordable family and senior housing projects within the City are located as well as submitted development applications, a link to the 211 program, and the County Section 8 Program.

Program	Timing	Status
Within the new adopted Zoning Ordinance, establish guidelines to establish clear development standards and to establish review and approval procedures for affordable multifamily housing, emergency shelters, and transitional housing projects satisfying the adopted standards.	No later than 2005.	Zoning Ordinance adopted October 2005.
Review the appropriateness of reducing, waiving, and/or deferring impact and/or processing fees for units affordable to very low and low income households, including senior housing, and apartment units, and housing for special needs groups	Ongoing.	Active Program.
Allow flexibility, where appropriate and consider aesthetics, safety public input, etc., in infrastructure and development standards and land use and zoning controls in order to encourage affordable residential development.	Ongoing.	Active Program.
Annually evaluate whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities.	Annually – evaluation to be completed by July of each year.	Active Program. There are no constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The City supports home conversions and gives code advice.
Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices and procedures based on the guidelines from the California Housing and Community Development Department. This information will be available through postings and pamphlets at the City and on the City's website.	No later than July 2005.	Accommodation requests and permit questions can be acquired through the City's building official. Accommodation requests can be acquired through the City's web site. More extensive policies, practices, and procedures will be available on the web site in the future.

Program	Timing	Status
Utilize the Planned Unit District (P-1) process to secure more creatively designed projects to encourage the inclusion of an affordable housing component within new projects.	Ongoing.	P-1 zone district has been updated in the new zoning ordinance and was adopted October 2005. 404 units in the P-1 zone district included are set at affordable rates.
Develop summary information handouts for residential developers to explain applicable Zoning Ordinance and General Plan requirements. Provide specific examples of projects meeting these requirements. Train staff in the residential project review process to ensure consistency in the application of all City standards.	No later than July 2005.	Informational handouts area available at the Planning Department and on the City's website.
Provide a Rehabilitation Program, through the Redevelopment Agency, in order to assist very low and low-income households occupying housing in need of repair. Provide information on available housing rehabilitation programs to residents of neighborhoods within the Redevelopment Area. Rehabilitate 20 units by January 2007.	Ongoing, January 2007.	Adopted, allocated and implemented \$400,000 in 2005. Grants have been provided to three very low income households. The first grant went to a very low income handicapped senior household to repair the roof was completed November 2005.
Provide a housing rehabilitation program to homeowners and renter occupied units throughout the City by applying for the CDBG small cities grant program in order to assist very low and low-income households occupying housing in need of repair.	2006 funding cycle.	Active Program. Three very low income households have been assisted.
Provide a brochure on energy conservation and utility assistance programs directed at assisting residents in the very low, low, and moderate income categories.	Ongoing.	Active Program.
Solicit public input bi-annually to identify neighborhoods that appear to be in decline.	Ongoing, Starting June 2005.	Meetings are conducted regularly to address neighborhood issues
Investigate the feasibility of establishing a rental inspection program.	December 2005.	A Rental Inspection Program was adopted in June 2008.

Program	Timing	Status
Carry out code enforcement activities as a means to ensure the quality of the housing stock and residential neighborhoods.	Ongoing.	Active Program.
Require a one-to-one replacement of any affordable housing demolished due to public action. Include this program in the City of Oakley Zoning Ordinance.	Incorporate a one-to-one demolition ordinance into the Zoning Ordinance by January 2006.	There has not been any affordable housing demolished. The one-to-one replacement of demolished affordable units is in the Housing Ordinance.
Develop and implement an infrastructure preservation program to ensure that infrastructure facilities are adequately maintained and do not contribute to the deterioration of neighborhoods.	Infrastructure preservation program to be developed by July 2006	Active Program.
Explore implementing the state-funded Mobile Home Park Assistance Program (MPAP), which assists low-income mobile home park tenants, acquire tenant ownership of their park.	Ongoing.	Active Program.
Implement a Condominium Conversion Ordinance, if and when appropriate.	Implementation of Condominium Conversion Ordinance will be analyzed annually and incorporated into the Zoning Ordinance when appropriate.	Not appropriate at this time.
Encourage enforcement of federal and state anti-discrimination laws. Acquire and maintain fair housing materials, including all pertinent resources, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures in Spanish and in English. Distribute materials to public locations such as the library and senior center, multifamily housing, and City offices.	March 2005.	Materials are available at the City offices and at other public locations like the library, and at multi-family housing complexes.

Program	Timing	Status
Continue to refer all housing discrimination referrals to the City Principal Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	Ongoing.	Active Program.
Conduct regular workshops on the fair housing laws, as they pertain to race, disability, family size and income discrimination and protection, to educate property owners, managers, and real estate professionals.	Annually.	None have been conducted at this time. However, it is the City's goal to offer regular workshops to educate property owners, managers, and real estate professionals.
Continue to require a community childcare fee for all single family and multiple family dwelling units.	Ongoing.	The program was active in 2008. The City has been disbursing the fees as grants and the program is currently under review.
Establish an annual monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.	Ongoing.	The first audit was completed January 2005. A second audit was completed May 2006 as part of the annual monitoring program to identify assisted housing units at risk of losing their affordability subsidies/requirements.
Work with federal, state, nonprofit housing organizations, and Contra Costa County to help purchase complexes that the owner wishes to convert to market rate.	Ongoing.	Active Program.
Establish a program to preserve affordable housing at risk of converting to market rate through a program that includes notification to owners and tenants and participation in federal, state, and local preservation programs.	Ongoing.	The City's Redevelopment Agency is exercising First Right of Refusal on "option events" on several moderate units to preserve their affordable status.
Participate with the California Housing Finance Agency, developers using mortgage revenue bond allocations, and lending institutions to preserve, and/or replace subsidies for federally assisted housing with expiring Section 8 subsidies.	Ongoing.	Active Program.

Program	Timing	Status
Coordinate annual workshop with employers, members of the housing community, and City officials to identify the City's housing and commercial needs.	Annually.	The City Council developed a sub committee to meet every other month to discuss economic development.
Monitor the completion and implementation of the goals and policies set by the Housing Element. Continue to update and amend codes and policies as necessary.	Annually.	Housing Element Annual Progress Report Completed December 2008.

C. Progress toward mitigating constraints identified in the housing element.

1. Land Use Controls:

The City has a total of 17.81 acres of P-1 Multifamily zoned property that is currently being developed with 404 affordable family and senior units. Land has been adequately allocated for affordable housing developments. The General Plan polices and zoning regulations, which control the amount and distribution of land allocated for different land uses in the City, could be considered a constraint to affordable housing development.

2. Residential Development Standards:

The City of Oakley Residential Development Standards do not contain any unduly restrictive provisions. The guidelines ensure there is high quality development that blends with the neighborhood. The City is in the process of drafting the Multifamily residential Development Standards which will mirror the Single Family Residential standards in terms of quality development, and will not contain any restrictive development standards.

3. Building Codes and Code Enforcement:

The enforcement of development and building standards has not typically been a constraint on the production or improvement of housing in the City. Although the City Code Enforcement is described as reactive, the City supports a proactive Community Service Program, which serves as an educational service and resource to residents and business owners regarding municipal codes.

4. Disability Provisions:

No constraints have been found in the City Building Code and Zoning Code regarding Disability Provisions. The City will continue to monitor land use regulations for possible governmental constraints to housing for persons with disabilities. It is a standard building permit process to improve accessibility in existing units.

5. On and Off-Site Improvements:

On and off-site improvement costs are an important component of new residential development. Costs can vary from site to site. Even when infrastructure is already available, improvements and or expansions may need to be made. These costs can be considered a constraint to any development, including affordable housing development. It is standard in most cities to address traffic, health, and safety issues.

6. Site Improvements, Development and Impact fees, and Processing Fees: The City collects a number of varying fees from new development projects to cover the costs of review, processing, checks, and inspection. The City of Oakley's fees are more than one nearby community, but comparable to another and comparable to the County. The City's fees are typical and comparable with other Cities and are not considered a constraint.

7. Environment:

Various environmental qualities requiring protection are incorporated and therefore may cause constraints to development of affordable housing. Specifically, property along the Delta may require approval from a number of regulatory agencies, and irrigated pastures of rolling fields, orchards, and vineyards have the possibility to support extensive seasonal wetland areas and therefore may also be subject to regulatory constraints. However, the majority of land adjacent to the Delta is not available for Development.

8. Development Permit and Approval Processing:

In general, the development permit approval processing in Oakley does not create any unnecessary delays nor does it increase the cost of housing. While costs vary between projects, the City is conscious of utilizing efficient practices in processing so as not to increase development costs. Development permit and approval processing is not considered a constraint.

9. Second Unit Ordinance

The City of Oakley adopted this Ordinance in July 2003. It includes guidelines for the construction of a second unit on a resident's property. The criteria do not pose a constraint to the development of second units.

10. Residential Design Guidelines:

The residential design guidelines do not pose a significant constraint to the development of affordable complexes. The goal is to assist in developing aesthetically desirable and sustainable multifamily projects.

11. Land Price and Construction Costs

The high price of land and high construction costs are both major constraints to the development of affordable housing.

12. Availability of Financing:

The availability of funding to subsidize the gap necessary to make affordable housing projects achievable is a major constraint in the development of affordable housing. The City has bond funds, the BEGIN program, and a 20 percent Tax Increment available to assist in the development of affordable housing projects.

13. Vacancy Rates:

Vacancy rates in Oakley are considered low (most rentals are occupied). This generally results in the demand for housing to exceed the supply, which results in the possibility of increase housing costs.

14. Constraint Removal Efforts:

The City provides costs reduction to developers through its adopted Density Bonus Ordinance when low and very-low income housing units are proposed. The City is flexible in site development standards and zoning code requirements, and or accelerated plan checks in the development of affordable housing.